

April 27, 2010

Preliminary Site Plan &

Conveyance Plat : Racetrac 121/Independence, Block A, Lots 1&2
(PSPCP10-0003)

Owner(s): The Independent 121 Partnership

DESCRIPTION:

A convenience store with gas pumps, six restaurant/retail buildings, and one hotel on the northwest corner of SH 121 and Independence Parkway. Zoned Highway. Neighborhood #26. JE

REMARKS:

Preliminary Site Plan

Access: Access is provided from SH 121 and Independence Parkway.

Cross access: Cross access is provided throughout the development and to the west.

Parking: Parking is adequate.

Open space: Open space is adequate.

Tree Preservation: No protected trees will be removed.

Screening: Screening is not required as the property is surrounded by non-residential properties.

Façade Plan: A preliminary façade plan has been submitted for review.

Conveyance Plat

The plat divides one lot into two lots and dedicates right-of-way and easements necessary for future development.

RECOMMENDATION:

Recommended for approval subject to

Preliminary Site Plan

Staff approval of the preliminary façade plan.

Conveyance Plat

As submitted.